

Burrows ESTATE AGENTS

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Gannet Drive, St Austell, Cornwall, PL25 3BE



£330,000

- **Detached 3 bedroom dormer bungalow**
- **Spacious and well proportioned family sized accommodation**
- **Available with no ongoing chain**
- **Generous south facing garden to rear**
- **Hallway, kitchen/breakfast room**
- **Lounge with patio doors to garden**
- **Master bedroom with en-suite**
- **First floor 2 bedrooms and bathroom**
- **Double glazed, gas central heating**
- **Garage, driveway/hard standing parking for several vehicles**

Occupying a spacious south facing plot is this generous 3 bedroom dormer bungalow. Situated within the highly regarded setting known as "The Bird Sanctuary" and being offered with no forwarding chain. The property offers versatile accommodation which would equally suit a retired couple or make an idyllic family home.

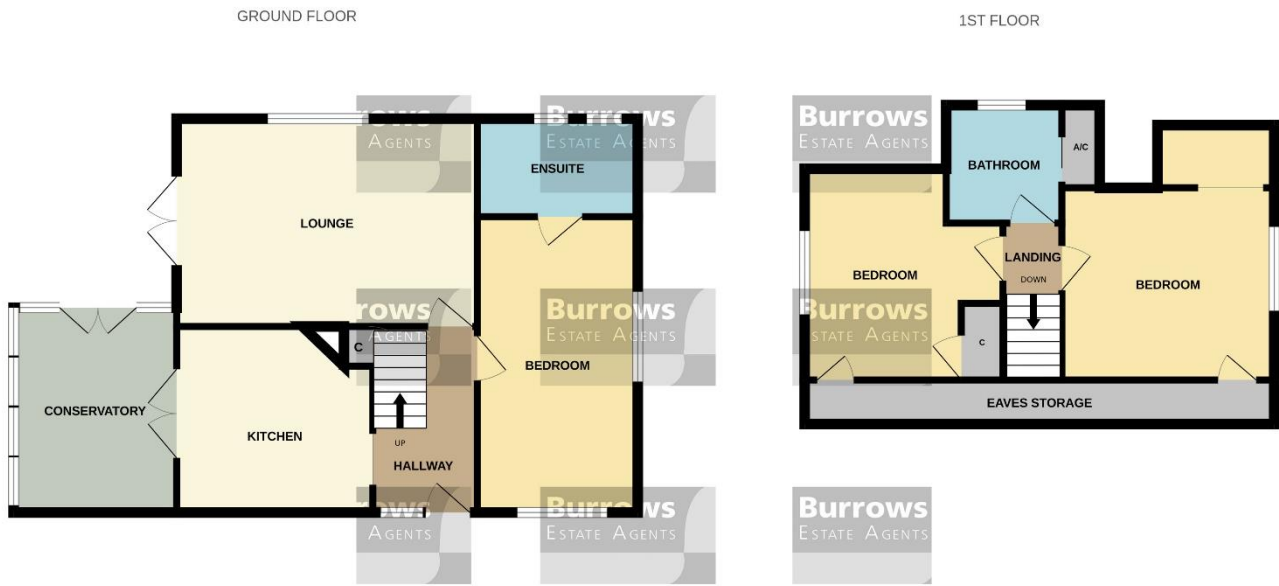
The accommodation comprises of entrance hallway, lounge, kitchen, conservatory (needs replacing) master bedroom with en-suite. To the first floor is 2 bedrooms and family bathroom. The property benefits from double glazing and gas central heating.

Outside to the front is a driveway hard standing parking for several vehicles which leads onto a single garage. Large rear garden benefitting from being a sunny southerly aspect, part patio seating area, with steps leading to a sizeable lawn.

Gannet Drive is conveniently positioned within walking distance from schools, supermarkets, and a range of amenities at the Holmbush precinct. St Austell's main town is a little over 1 mile away and offers a wider range of amenities including library, mainline train station and Polkyth Leisure Centre.

Accommodation

| | |
|----------------------------|---|
| Side entrance | Part patterned glazed door and window to hallway. |
| Hallway | Staircase to first floor. Door to cupboard housing gas boiler. Radiator. Doors to bedroom 1 and lounge. Archway opening to kitchen. |
| Kitchen | 10' 10" x 10' 3" (3.30m x 3.12m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with inset sink and part tiled walls adjacent. Cooker space, space for washing machine, further appliance space. French doors open to conservatory. |
| Conservatory | 10' 3" x 10' 9" (3.12m x 3.27m) A sunny room. |
| Lounge/dining room | 17' 2" x 11' 5" (5.23m x 3.48m) Good sized dual aspect room with window to side and patio door opening to and enjoying rear garden outlook. Radiator. TV aerial point. |
| Bedroom 1 | 16' 5" x 8' 11" (5.00m x 2.72m) Good size dual aspect master bedroom with windows to side and front. Radiator. Door to en-suite. |
| En-suite | 8' 6" x 5' 5" (2.59m x 1.65m) Fitted with a shower cubicle, wash basin and close coupled w.c. Two patterned windows to side. Radiator. Tiled floor and half tiled walls. |
| First Floor Landing | Doors off to both bedrooms and bathroom. |
| Bedroom 2 | 11' 9" x 9' 11" (3.58m x 3.02m) plus recess for storage. Radiator. Window to front. Radiator. Door to eaves. |
| Bedroom 3 | 9' 11" x 8' 7" (3.02m x 2.61m) plus door to cupboard. Door to eaves for storage. Radiator. Window to rear enjoying garden outlook. |
| Bathroom | 6' 4" x 5' 6" (1.93m x 1.68m) plus sliding door to airing cupboard. Panelled bath with electric shower over, pedestal wash hand basin, close coupled w.c. Fully tiled walls. Patterned glazed window to side. Built-in airing cupboard. |
| Outside | To the front there is a good size driveway/hard standing parking for several vehicles, this leads to the side entrance and garage. |
| Garage | 17' 9" x 8' 9" (5.41m x 2.66m) Up and over door, light and power connected. Window to rear. Pathway continues to side which leads to the rear. To the rear there is an immediate patio with steps leading up to a large expanse of lawn with mature feature shrubs. |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax Band C correct as at November 2023.

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.